PP APPROVAL RECORD

Planning Permission

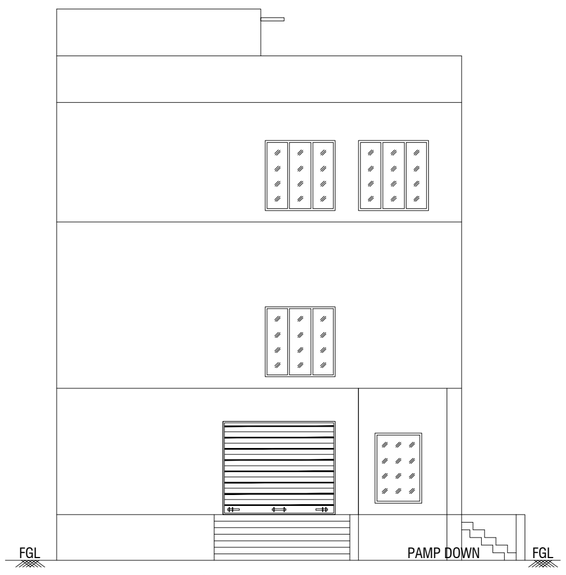
Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

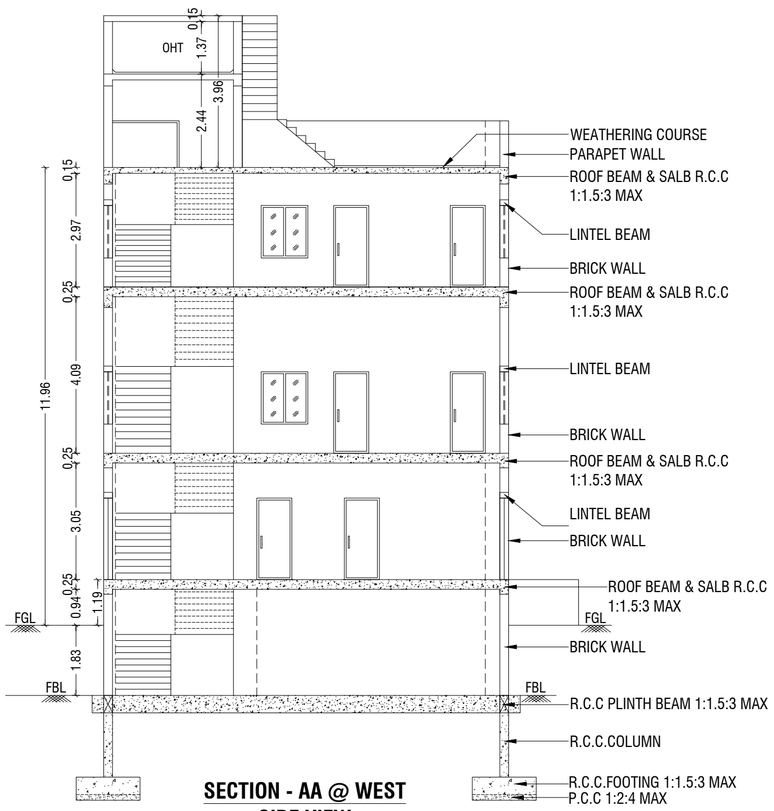
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

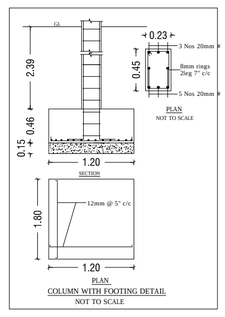
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

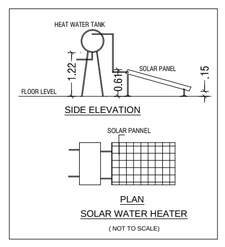


FRONT ELEVATION

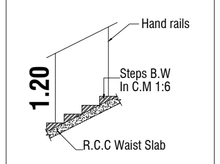


SECTION - AA @ WEST SIDE VIEW





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.52
TREAD : 0.30
RISE : 0.16 / 0.17 / 0.19 / 0.14

BUILDING PLAN SHOWING THE REVISED CONSTRUCTION (EXISTING APPROVED) OF A COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN S.F NOS:85/3A2, 85/3B & 85/10A1 AT KUMILAMPARAPPU VILLAGE, ERODE TALUK, ERODE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0696730/2025

APPLICANT NAME: Mrs.K.U.SARASWATHI

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2085.00 Sqm	0.515 Acre
AREA OF SITE AS PER DOCUMENT	=	2146.00 Sqm	0.530 Acre
SUPER IMPOSED PLOT AREA	=	2072.90 Sqm	

PROPOSED BUILDING AREA DETAILS:-

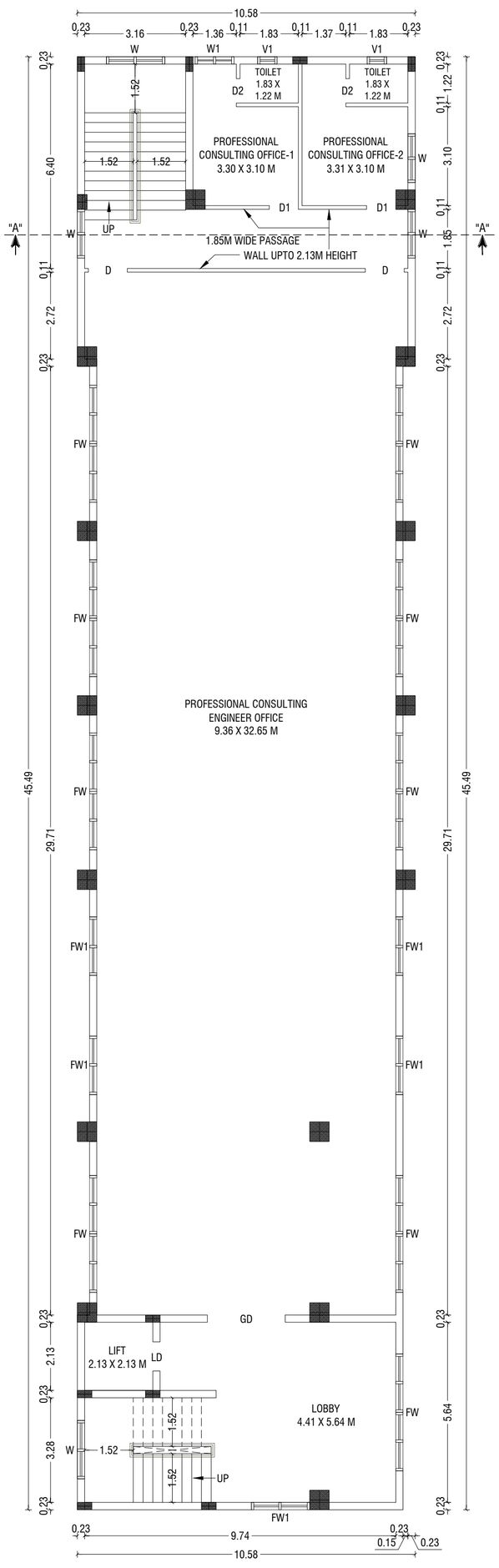
S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	SEMI BASEMENT FLOOR	-	586.40	586.40
2	GROUND FLOOR	427.50	-	427.50
3	FIRST FLOOR	456.30	-	456.30
4	SECOND FLOOR	224.80	-	224.80
5	TERRACE FLOOR (HEADROOM + OHT)	-	64.80	64.80
	TOTAL AREA	1108.60	651.20	1759.80

JOINERY DETAILS:-

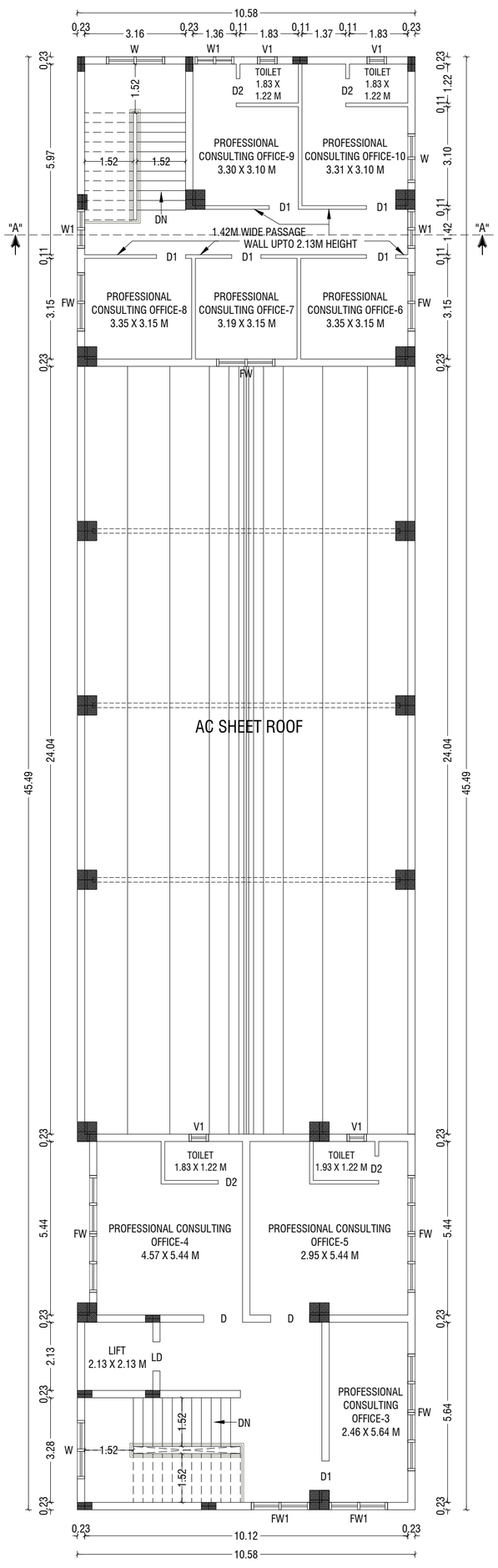
SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.93 X 2.44
RS1	ROLLING SHUTTER	2.44 X 2.44
GD	GLASS DOOR	2.44 X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR	0.91 X 2.44
D2	DOOR	0.76 X 2.44
LD	LIFT DOOR	0.91 X 2.44
W	WINDOW	1.52 X 1.37
W1	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	3.66 X 1.83
FW1	FRENCH WINDOW	1.83 X 1.83
W	WINDOW	1.83 X 1.37
V1	VENTILATOR	0.61 X 0.91
V2	VENTILATOR	0.91 X 0.91
V3	VENTILATOR	1.22 X 0.91

NOTE:-

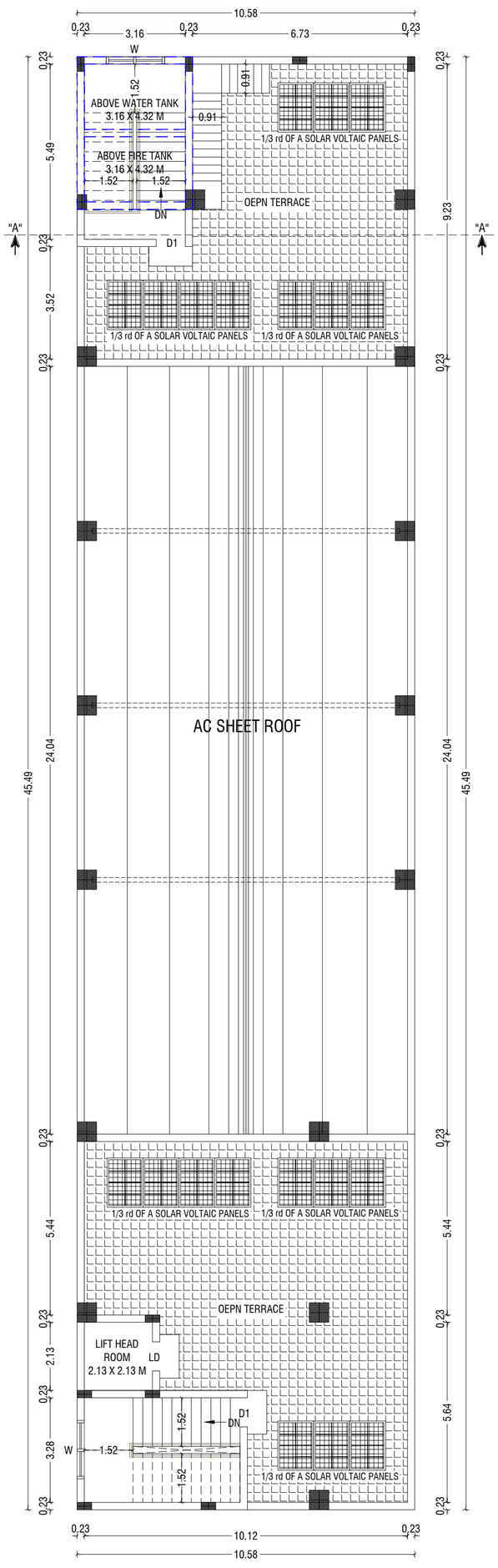
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.

REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

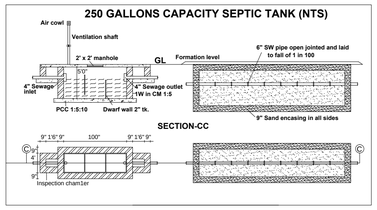
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
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No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
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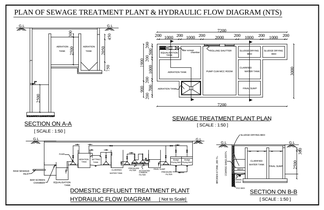
REGISTERED ENGINEER / ARCHITECT

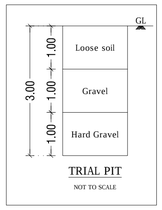
K.U.Saraswathi

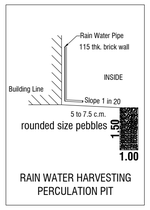
OWNER / APPLICANT

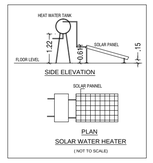
SHEET NO : 02/02

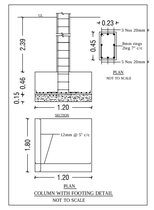


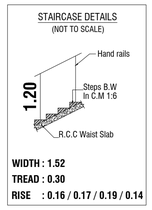


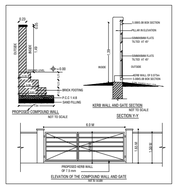








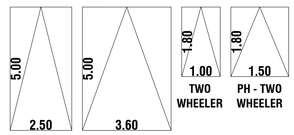




COLOUR INDEX:-

AS PER FMB BOUNDARY	:	
AS PER FIELD BOUNDARY	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	

PARKING SIZES:

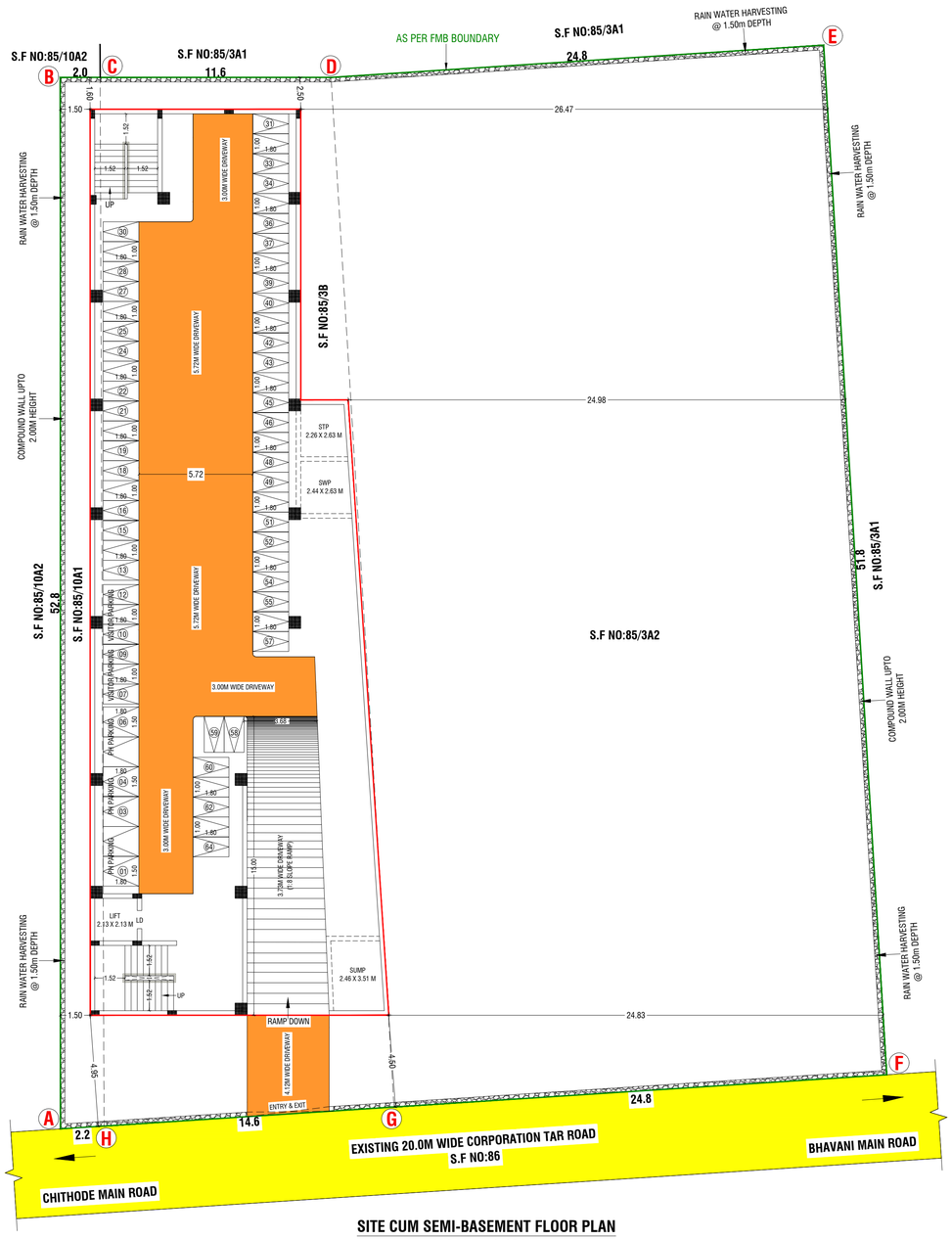


NOTE:-

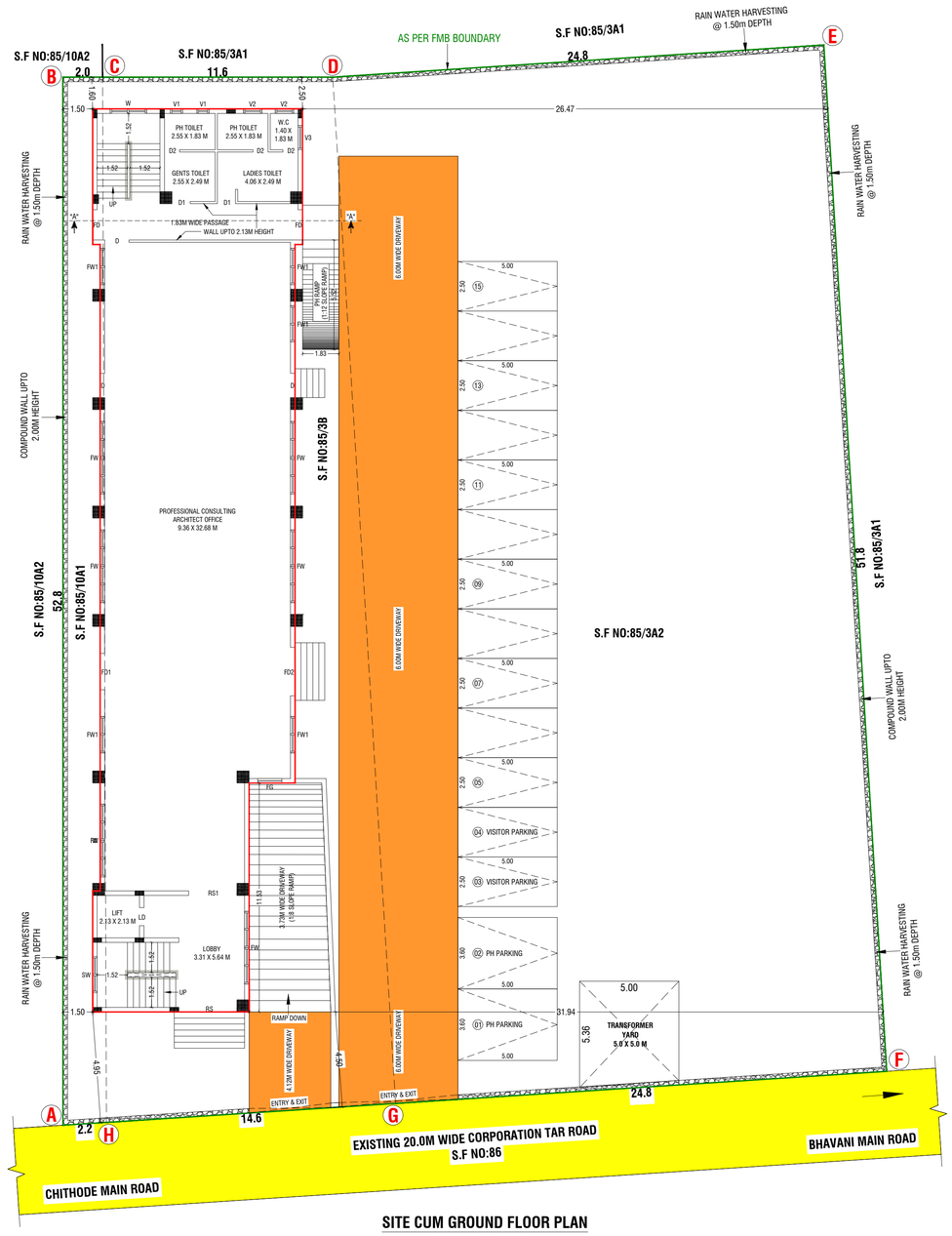
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* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.

ONLINE APPLICATION No - SWP/BPA/0696730/2025
SWP/DTCP/ERODE/Site Approval No : 09/2026
SWP/DTCP/CNTDA/Planning Permission No : 01/2026

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA



SITE CUM SEMI-BASEMENT FLOOR PLAN
(SCALE - 1:100)



SITE CUM GROUND FLOOR PLAN
(SCALE - 1:100)

(APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY ERODE DTCP
NA.KA.NO. 3523 / 2022 - EB3
SITE APPROVAL NO. L.P / ED(SNTDA) NO. 05/2022
PLANNING PERMISSION NO. 05 "A,B,C" / 2022
DATED : 06.09.2022

SITE PLAN SHOWING THE REVISED CONSTRUCTION (EXISTING APPROVED) OF A COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN S.F NOS:85/3A2, 85/3B & 85/10A1 AT KUMILAMPARAPPU VILLAGE, ERODE TALUK, ERODE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0696730/2025
APPLICANT NAME: Mrs.K.U.SARASWATHI

APPROVED AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	789.00 Sqm	0.20 Acre
AREA OF SITE AS PER DOCUMENT	=	849.84 Sqm	0.21 Acre
SUPER IMPOSED PLOT AREA	=	794.20 Sqm	0.20 Acre

EXISTING APPROVED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	SEMI BASEMENT FLOOR	-	431.30	431.30
2	GROUND FLOOR	486.20	-	486.20
3	FIRST FLOOR	486.20	-	486.20
4	SECOND FLOOR	127.90	97.20	225.10
5	THIRD FLOOR	-	32.00	32.00
	TOTAL AREA	1136.30	560.50	1660.80

APPROVED F.S.I CALCULATION AREA:-

F.S.I (1136.20 / 789.00) = 1.440

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2085.00 Sqm	0.515 Acre
AREA OF SITE AS PER DOCUMENT	=	2146.00 Sqm	0.530 Acre
SUPER IMPOSED PLOT AREA	=	2072.90 Sqm	

OSR DETAILS:-

OSR AREA = 2146.00 Sqm X 10% = 214.60 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

ADDITIONAL BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	SEMI BEASEMENT FLOOR	-	586.40	586.40
2	GROUND FLOOR	427.50	-	427.50
3	FIRST FLOOR	456.30	-	456.30
4	SECOND FLOOR	224.80	-	224.80
5	TERRACE FLOOR (HEADROOM + OHT)	-	64.80	64.80
	TOTAL AREA	1108.60	651.20	1759.80

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (1108.60 / 2085.00) = 0.531 < 2.0

BUILDING HEIGHT :-

BUILDING HEIGHT = 11.96 Mt

PARKING AREA DETAILS:-

TOTAL FSI AREA = 1719.00 SQM X 75%
= 1289.25 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	1289.25 SQM / 100 SQM	15 NO'S	15 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF OFFICE FLOOR AREA	1289.25 SQM / 25 SQM	58 NO'S	64 NO'S (INCLUDE PH & 10% VISITOR)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.93 X 2.44
RS1	ROLLING SHUTTER	2.44 X 2.44
GD	GLASS DOOR	2.44 X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR	0.91 X 2.44
D2	DOOR	0.76 X 2.44
LD	LIFT DOOR	0.91 X 2.44
W	WINDOW	1.52 X 1.37
W1	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	3.66 X 1.83
FW1	FRENCH WINDOW	1.83 X 1.83
W	WINDOW	1.83 X 1.37
V1	VENTILATOR	0.61 X 0.91
V2	VENTILATOR	0.91 X 0.91
V3	VENTILATOR	1.22 X 0.91

N. RAGGUL M E
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

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No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

K.U.Saraswathi
OWNER / APPLICANT

SHEET NO : 01/02

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.